

**ORDINANCE NO. 20050728-Z007**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6625 BLUFF SPRINGS ROAD FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0079, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1-C, Resubdivision of Lot 1, South Creek Section 3 Subdivision, and Lot 2, South Creek Section 3 Subdivision, subdivisions in the City of Austin, Travis County, Texas, according to the maps or plats of record, respectively, in Plat Book 59, Page 45, and Plat Book 55, Page 22, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6625 Bluff Springs Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 8, 2005.

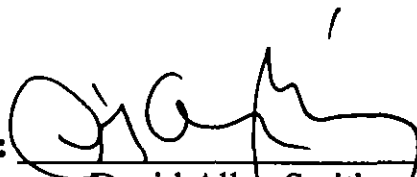
**PASSED AND APPROVED**

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July 28, 2005


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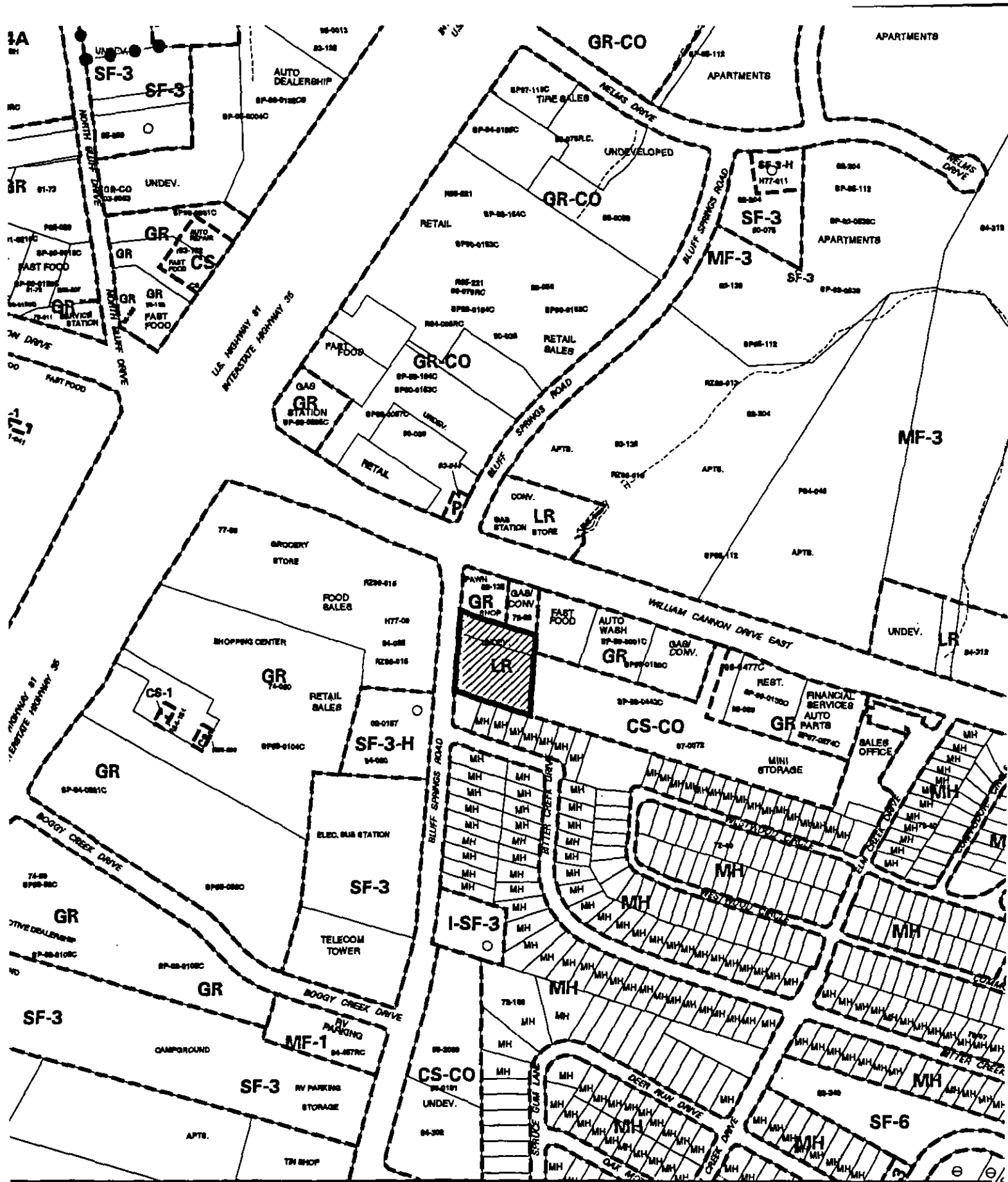
\_\_\_\_\_  
  
Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  
  
David Allan Smith  
City Attorney

**ATTEST:**

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Shirley A. Brown  
City Clerk



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: W. WALSH



CASE #: C14-05-0079

ADDRESS: 8625 BLUFF SPRINGS RD

SUBJECT AREA (acres): 1.277

### ZONING EXHIBIT A

DATE: 05-08

INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 H15